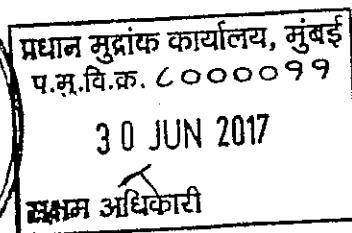
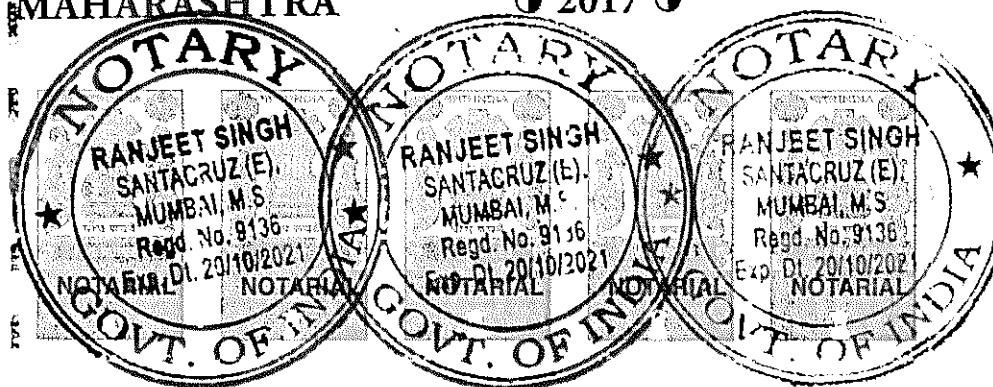


महाराष्ट्र MAHARASHTRA

● 2017 ●

RV 289142



FORM 'B'
[Rule 3(6) of Rules]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Lodha, Authorised Signatory, of Kalpataru + Sharyaris, the Promoter of the real estate project known as "Kalpataru Waterfront" of land bearing Final Plot Nos. 497 (part) and 498 (part) of the Town Planning Scheme No.1 (First Variation), corresponding to Survey No. 442 (part) and Survey No. 771 (1A and 2B), situated at Village Panvel, Taluka Panvel and District Raigad and within the limits of Panvel Municipal Council duly authorised vide Resolution dated 23rd May 2017.

I, Narendra Lodha, Authorised Signatory, duly authorised by the Promoter of the project do hereby solemnly declare, undertake and state as under:

- 1) The Promoter has a legal title report to the land on which the development of the project is ongoing.

(/)

1/ Annexure-I

फक्त प्रतिज्ञापनासाठी Only For Affidavit

१) मुद्रांक विक्री नोंदवणी अनु. रुमांक/विरांक

(Serial No./Date)

२) मुद्रांक विक्रत पेणाऱ्याचे नाव, या रहिवालांचा पत्रा व रस्ती

(Stamp Purchaser's Name, Place of residence & Signature)

३) परवानापारक मुद्रांक तिक्रेत्याची गटी व दरवाजा नं. ५१

उपर नामांकनाचे तिक्राण / रुपय

परवाना रुमांक ६००००९९

मुद्रांक विक्रीचे ठिकाण/पता: शेरा टाउनिंग एव्हेन्यु, वांद्रे इंडिया

रोड नं. १०, वांद्रे वोर्टर्सोर, मुंबई, महाराष्ट्र, भारत ४०००२६.

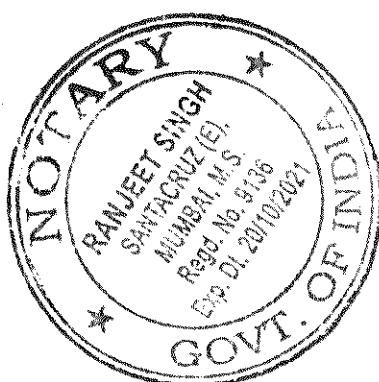
शास्त्रीय कार्यालयासाठेर/न्यायालयासाठेर असलेल्या सादर कार्यालयाते तिक्राण

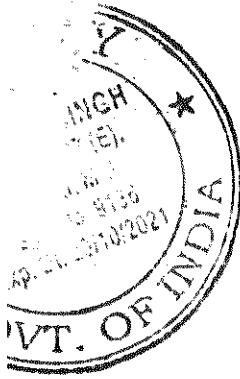
कानदाची आवश्यकता नाही. (शास्त्रीय अदेता दि. ०२/०७/२००८ तकी)

ज्या कारणासाठी ज्यांनी मुद्रांक द्यावी केला त्याची त्याप कारणासाठी द्यावा करावा

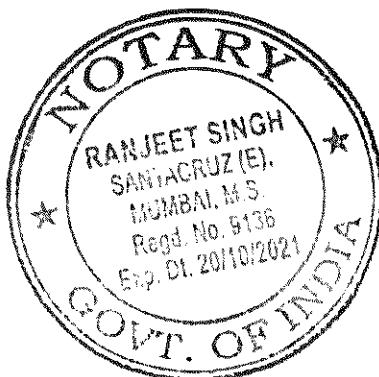
प्रतिज्ञापन ६ पर्हिन्यात घारपे बंदवारका बाबे

19 JUL 2011
01234
Kalpataru + Sharyans
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz (East), Mumbai-400 055.



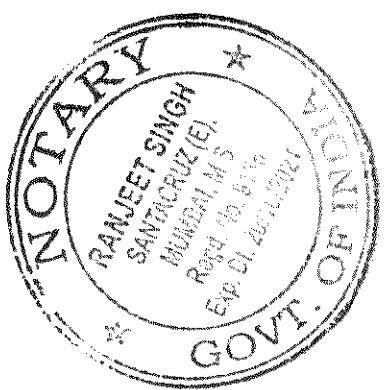


- 2) The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, alongwith details has been provided in the Encumbrance Certificate/Title Certificate.
- 3) That the time period within which the project shall be completed by Promoter from the date of registration of the project shall be 31st December 2020.
- 4) For 'ongoing project' on the date of commencement of the Act, seventy per cent of the amounts to be realised hereinafter by Promoter for the real estate project from the Allottee/s, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
- 6) That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for the project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 7) That the Promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under Rule 3 of the Rules, within seven days of the said changes occurring.
- 9) That the Promoter has furnished such other documents and information/disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.
- 10) That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.




Deponent

Authorised Signatory of Kalpataru +
Sharyans



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

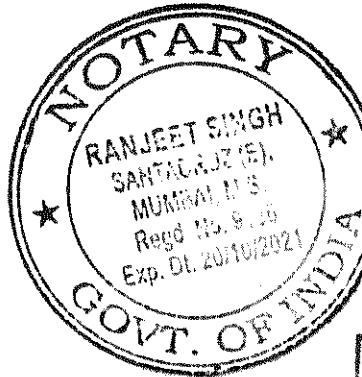
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Verified by me at mumbai on this 12th day of july 17

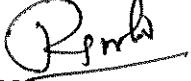
lal

Deponent

Authorised Signatory of Kalpataru
+ Sharyans



BEFORE ME


RANJEET SINGH
M.Sc.LL.B.
NOTARY
MAHARASHTRA
GOVT. OF INDIA

Register No.	4700
Dated : 12 JUL 2017	

